



Brocklebank Way, Holdingham
£260,000



4



2



2

- Detached Family Home
- Four Bedrooms
- Popular Holdingham Grange Development
- Garage Conversion
- West Facing Garden
- Off Road Parking for Two Vehicles
- Freehold
- EPC rating B
- Current Council Tax Band: D



Situated on the popular Holdingham Grange development on the outskirts of Sleaford, this well-presented detached four bedroom family home offers versatile living with the added benefit of a garage conversion, now providing a useful playroom or office. The accommodation comprises an entrance hall, lounge, kitchen diner, utility room, cloakroom, four bedrooms including an en suite to the master, and a family bathroom, while outside enjoys a well maintained west-facing rear garden. With its flexible layout and sought-after location, a viewing is highly recommended.

Entrance Hall

With part glazed Entrance door, stairs leading to 1st floor and radiator.

Lounge

4.81m x 3.36m (15'10" x 11'0")

With window to front aspect, TV and BT points, radiator and double doors opening to;

Kitchen Diner

3.09m x 5.59m (10'1" x 18'4")

The kitchen area offering a range of base and eye level units with work surface over, inset one and a half sink with mixer tap, integrated oven with four ring electric hob and extractor hood over, storage cupboard under stairs, breakfast bar and window to rear garden.

The Dining area has French doors to rear garden and radiator.





Playroom/Study

4.69m x 2.66m (15'5" x 8'8")

With window to front aspect and radiator.

Utility Room

With space for freestanding fridge freezer, space and plumbing for washing machine and tumble dryer, boiler and radiator.

Cloakroom

With low level wc, hand wash basin, window to rear aspect and radiator.

Landing

Stairs taken from Entrance hall, access to loft space and airing cupboard.

Bedroom One

4.04m x 4.39m (13'4" x 14'5")

With built in storage over stairs, window to front aspect and radiator.

En Suite

Three piece suite comprising mains fed shower, hand wash basin set in vanity unit with cupboards under, low level wc, heated towel rail, window to side aspect and extractor fan.

Bedroom Two

3.74m x 2.83m (12'4" x 9'4")

With window to front aspect and radiator.

Bedroom Three

2.91m x 2.83m (9'6" x 9'4")

With window to rear aspect and radiator.

Bedroom Four

2.91m x 2.19m (9'6" x 7'2")

With window to rear aspect and radiator.

Family Bathroom

Three piece suite comprising paneled bath with shower over, hand wash basin, low level wc, heated towel rail, window to rear aspect and extractor fan.

Outside

Parking for two vehicles to front, further area laid to gravel with shrubbery and side access to rear.

The west facing rear garden has been landscaped to now offer a seating area laid to decking, artificial turf, bark to rear for a childrens play area, timber fence surround and outside tap.

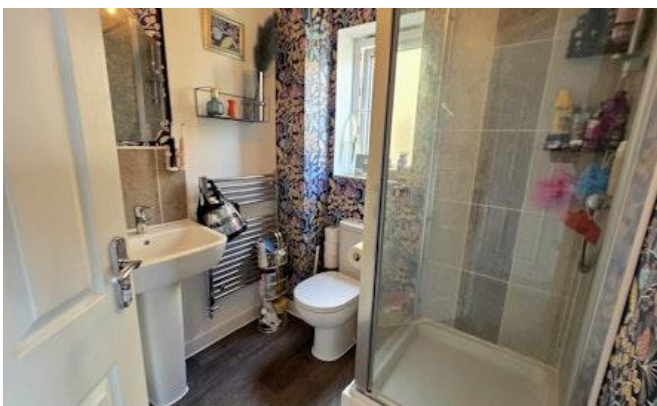
Agents Note

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Floorplan

GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1103 sq.ft. (102.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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